031.A	0003	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	678,700	/	678,700
USE VALUE:	678,700	/	678,700
ASSESSED:	678,700	/	678,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20	-22	ADAMS ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	FECHTOR DAVID A ETAL/ TRUSTEE
Owner 2:	22 ADAMS STREET REALTY TRUST
Owner 3:	
Street 1:	22 ADAMS ST UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FECHTOR DAVID -
Owner 2:	DOWD KENDRA J -
Street 1:	22 ADAMS ST #2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Wood Shingle Exterior and 2250 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	675,400	3,300		678,700
Total Card	0.000	675,400	3,300		678,700
Total Parcel	0.000	675,400	3,300		678,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 301.64 | /Parcel: 301.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	199144
GIS Ref	
GIS Ref	
Insp Date	06/14/18

!2657!

PREVIOUS ASSESSMENT

Parcel ID 031.A-0003-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	665,200	3300	.		668,500	668,500	Year End Roll	12/18/2019
2019	102	FV	586,500	3300	.		589,800	589,800	Year End Roll	1/3/2019
2018	102	FV	519,100	3300	.		522,400	522,400	Year End Roll	12/20/2017
2017	102	FV	473,500	3300	.		476,800	476,800	Year End Roll	1/3/2017
2016	102	FV	473,500	3300	.		476,800	476,800	Year End	1/4/2016
2015	102	FV	437,800	3300	.		441,100	441,100	Year End Roll	12/11/2014
2014	102	FV	436,800	3300	.		440,100	440,100	Year End Roll	12/16/2013
2013	102	FV	436,800	3300	.		440,100	440,100		12/13/2012

PRINT

Date	Time
12/10/20	18:01:34

LAST REV

Date	Time
07/10/19	14:09:21
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2657

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FECHTOR DAVID,	72702-263	1	6/3/2019	Convenience	99	No	No		
KURTZ JANET K	49532-577		5/31/2007		473,500	No	No		
PALMER ROBERT	27468-328		7/9/1997		242,000	No	No		Y

USER DEFINED

Prior Id # 1:	199144
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/2017	515	New Wind	2,160	C				
11/30/2007	1111	New Wind	2,560					

ACTIVITY INFORMATION

Date	Result	By	Name
6/14/2018	Measured	DGM	D Mann
9/25/2014	Meas/Inspect	PC	PHIL C
12/4/2008	MLS	MM	Mary M
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7126																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:	S10 - Size 10		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	60.000000000
Name:	166 - 7126

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.11666667
Const Adj.:	0.89964181
Adj $ / SQ:	296.357
Other Features:	90750
Grade Factor:	1.00
NBHD Inf:	1.02999997
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	829730
Depreciation:	154330
Depreciated Total:	675400

COMMENTS

CONDO CONVERSION 1997,Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	2
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	305.25
Special Features:	0	Val/Su Net:	242.08
Final Total:	675400	Val/Su SzAd	300.18

SKETCH

UnSketched SubAreas:
GLA, BMT: 2250,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,250	296.360	666,803
BMT	Basement	540	88.910	48,010

Net Sketched Area:	2,790		Total:	714,813	
Size Ad	2250	Gross Are	4500	FinArea	2250

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	24				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 031.A-0003-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1930	27.50	T	40	102			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:	Total: 3,300